



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

8/24/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 RIVERLAND DRIVE

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: RIVERLAND DRIVE
Location: JAMES ISLAND
TMS#: 3400000029
Acres: 1.85
Lots (for subdiv): 2
Units (multi-fam./Concept Plans):
Zoning: SR-1

☐ new BP approval tracking

City Project ID #: 170117-RiverlandDr-1
City Project ID Name: TRC_PP:RiverlandDr[2lots]

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: CARL H WOHLFEIL III
Applicant: ANNE FLETCHER
Contact: ANNE FLETCHER

843-302-2188

hobcawanniew@yahoo.com

Misc notes: Preliminary subdivision plat to create two lots.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

2 CLEMENTS CREST COMMERCIAL PARK

SITE PLAN

Project Classification: SITE PLAN
Address: CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 2670000129
Acres: 11.23
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: LI

☐ new BP approval tracking

City Project ID #: 161018-Clements CrestLn-1
City Project ID Name: TRC_SP:ClementsCrestCommercialPark

Submittal Review #: 2ND REVIEW
Board Approval Required: DRB

Owner: SUMMERVILLE INNOVATION BUILDING
Applicant: EMPIRE ENGINEERING
Contact: TOM DURANTE

843-284-1161

tdurante@empireeng.com

Misc notes: Construction plans for a 48,000 sq ft industrial building and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

3 WOODLAND ESTATES (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: WOODLAND SHORES ROAD
Location: JAMES ISLAND
TMS#: 3431500021, 022, 023
Acres: 6.69
Lots (for subdiv): 26
Units (multi-fam./Concept Plans): 26
Zoning: SR-2

☐ new BP approval tracking

City Project ID #: 140122-Woodland ShoresRd-2
City Project ID Name: TRC_RC:WoodlandEstates

Submittal Review #: 4TH REVIEW
Board Approval Required:

Owner: TCH WOODLAND, LLC
Applicant: EMPIRE ENGINEERING
Contact: TOM DURANTE

843-308-0806

tdurante@empireeng.com

Misc notes: Road construction plans for a 26 lot single-family residential development

RESULTS: Revise and resubmit to TRC.

**#4 BEES FERRY ROAD CLUSTER DEVELOPMENT
SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: BEES FERRY ROAD

Location: WEST ASHLEY

TMS#: 2870000054


Acres: 12.21

Lots (for subdiv): 33

Units (multi-fam./Concept Plans):

Zoning: SR-1 (CLUSTER)

Misc notes: Subdivision concept plan for a 33 lot Cluster Development.

 new BP approval tracking

City Project ID #: 170712-Bees FerryRd-1

City Project ID Name: TRC_CP:BeesFerryRoadClusterDevelopment

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: PHYLLIS WASHINGTON

Applicant: EMPIRE ENGINEERING

Contact: TOM DURANTE

843-308-0800

tdurante@empireeng.com

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the September PC meeting.

**#5 KING & CANNON FIRE TOWER HOTEL
SITE PLAN**

Project Classification: SITE PLAN

Address: KING & CANNON STREETS

Location: PENINSULA

TMS#: 4601202066, 067, 073, 097

Acres: 0.4

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB(A)

Misc notes: Construction plans for a new 21 room hotel and associated improvements.

 new BP approval tracking

City Project ID #: 150505-CannonSt-1

City Project ID Name: TRC_SP:KingandCannonStreetsHotel

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-Z, BAR

Owner: UPPER KING INVESTMENTS

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

Contact: TREY LINTON

843-571-2622

tlinton@forsberg-engineering.com

RESULTS: Revise and resubmit to TRC.

**#6 CITY FIRE STATION #11 (ESP)
SITE PLAN**

Project Classification: SITE PLAN

Address: 1901 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3500500072, 089, 090

Acres: 1.930

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LB

Misc notes: Early Site Package plans for a new fire station and associated improvements.

 new BP approval tracking

City Project ID #: TRC-SP2017-000027

City Project ID Name: TRC-SP2017-000027

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: CITY OF CHARLESTON

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

Contact: DANNY FORSBERG

843-571-2622

danny@forsberg-engineering.com

RESULTS: Revise and resubmit to TRC; Construction activity application, CSWPPP, SCDHEC NOI, CAA Fee, SDSM Checklist & stormwater technical report required.

**#7 CITY FIRE STATION #11
SITE PLAN**

Project Classification: SITE PLAN

Address: 1901 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3500500072, 089, 090

Acres: 1.930

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LB

Misc notes: Construction plans for a new fire station and associated improvements.

 new BP approval tracking

City Project ID #: 161122-SavannahHwy-1

City Project ID Name: TRC_SP:CityFireStation11

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Owner: CITY OF CHARLESTON

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

Contact: DANNY FORSBERG

843-571-2622

danny@forsberg-engineering.com

RESULTS: Revise and resubmit to TRC; CSWPPP, Final SWTR, revised SCDHEC NOI, CAA Fee, SDSM Checklist & stormwater technical report required.

#8 TIME TO SHINE SAM RITTENBERG**SITE PLAN**

Project Classification: SITE PLAN
Address: 1114 SAM RITTENBERG BOULEVARD
Location: WEST ASHLEY
TMS#: 3520800015
Acres: 1.15
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000028
City Project ID Name: TRC-SP2017-000028

Submittal Review #: PRE-APP
Board Approval Required: DRB

Owner: TIME TO SHINE CAR WASH, INC.
Applicant: EARTHSOURCE ENGINEERING
Contact: AMIE HUNT

843-881-0525

hunta@earthsourceeng.com

Misc notes: Construction plans for a new car wash and vacuum spaces and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction activity application, CSWPPP, SCDHEC NOI, CAA Fee, SDSM Checklist, stormwater technical report & traffic impact study required.

#9 297 SEVEN FARMS DRIVE COMMERCIAL**SITE PLAN**

Project Classification: SITE PLAN
Address: 297 SEVEN FARMS DRIVE
Location: DANIEL ISLAND
TMS#: 2750000209
Acres: 1.45
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: DI-TC

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000029
City Project ID Name: TRC-SP2017-000029

Submittal Review #: PRE-APP
Board Approval Required: DRB, BZA-SD

Owner: DANIEL ISLAND COMPANY, INC.
Applicant: C BAKER ENGINEERING, LLC
Contact: CAMERON BAKER

843-270-3185

cameron@cbakerengineering.com

Misc notes: Construction plans for a new 28,000 commercial development and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction activity application, CSWPPP, SCDHEC NOI, CAA Fee, SDSM Checklist, CZC, stormwater technical report & traffic impact study required.

#10 BRIGADE STREET APARTMENTS, PHASE 2**SITE PLAN**

Project Classification: SITE PLAN
Address: BRIGADE STREET
Location: PENINSULA
TMS#: 4640000003
Acres: 8.35
Lots (for subdiv):
Units (multi-fam./Concept Plans): 231
Zoning: MU-2/WH

☐ new BP approval tracking

City Project ID #: 161004-BrigadeSt-1
City Project ID Name: TRC_SP:BrigadeStreetApartmentsPhase2

Submittal Review #: 3RD REVIEW
Board Approval Required: BAR, BZA-SD

Owner: POLLACK SHORES REAL ESTATE GROUP
Applicant: THOMAS & HUTTON ENGINEERING CO.
Contact: TONY WOODY

843-725-5229

woody.t@thomasandhutton.com

Misc notes: Construction plans for a 231 unit apartment complex and associated improvements

RESULTS: Revise and resubmit to TRC; one master set to be submitted for Stormwater Division.

#11 CAINHOY OFFICE & RETAIL PARK**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION
Address: POINT HOPE PARKWAY & CLEMENTS FERRY R
Location: CAINHOY
TMS#: 2620000008
Acres: 31.52
Lots (for subdiv): 16
Units (multi-fam./Concept Plans):
Zoning: PUD (CAINHOY PLANTATION)

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000034
City Project ID Name: TRC-SUB2017-000034

Submittal Review #: 1ST REVIEW
Board Approval Required: PC

Owner: CAINHOY LAND & TIMBER, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO.
Contact: EMILY SOTHERLUND

843-725-5222

sotherlund.e@thomasandhutton.com

Misc notes: Subdivision concept plan to create a 16 lot subdivision.

RESULTS: Revise and resubmit to TRC; Stormwater Technical Report to be updated to specific site.

12 CAINHOY SOUTH, PHASE 1B (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD & SEVEN STICKS DRI

Location: CAINHOY

TMS#: 2620000008

Acres: 39.77

Lots (for subdiv): 53

Units (multi-fam./Concept Plans): 53

Zoning: PUD (CAINHOY PLANTATION)

Misc notes: Road construction plans for a 53 lot phase of a subdivision.

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000035

City Project ID Name: TRC-SUB2017-000035

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: CAINHOY LAND & TIMBER, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: EMILY SOTHERLUND

sotherlund.e@thomasandhutton.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

13 107 BRIGADE STREET**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: 107 BRIGADE STREET

Location: PENINSULA

TMS#: 4640000003

Acres: 8.35

Lots (for subdiv): 4

Units (multi-fam./Concept Plans):

Zoning: MU-2/WH

Misc notes: Preliminary subdivision plat to create four lots.

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000036

City Project ID Name: TRC-SUB2017-000036

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: 107 BRIGADE STREET, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5249

Contact: ELLIOTTE QUINN

quinn.e@thomasandhutton.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

14 810 MEETING STREET**SITE PLAN**

Project Classification: SITE PLAN

Address: 810 MEETING STREET

Location: PENINSULA

TMS#: 4610901010

Acres: 0.46

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: UP

Misc notes: Construction plans for a restaurant and associated improvements.

☐ new BP approval tracking

City Project ID #: 170606-MeetingSt-1

City Project ID Name: TRC_SP:810MeetingStreetDevelopment

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: MAR REAL ESTATE, LLC

Applicant: CLINE ENGINEERING, INC.

843-991-7239

Contact: MATT CLINE

matt@clineeng.com

RESULTS: Revise and resubmit to TRC; SDSM Checklist, CZC, & D-0451 required.

15 OLD CITY JAIL**SITE PLAN**

Project Classification: SITE PLAN

Address: 21 MAGAZINE STREET

Location: PENINSULA

TMS#: 4570803112

Acres: 0.94

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DR-2F

Misc notes: Construction plans for an office conversion/renovation and associated site improvements.

☐ new BP approval tracking

City Project ID #: 170510-21MagazineSt-1

City Project ID Name: TRC_SP:OldCityJail

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: OLD CITY JAIL, LLC

Applicant: CLINE ENGINEERING, INC.

843-991-7239

Contact: MATT CLINE

matt@clineeng.com

RESULTS: Revise and resubmit to TRC; SDSM Checklist, CZC, & D-0451 & traffic impact study required.

16 WEST ASHLEY CIRCLE SHOPPING CENTER

SITE PLAN

Project Classification: SITE PLAN

Address: WEST ASHLEY CIRCLE & GRAND OAKS BOUL

Location: WEST ASHLEY

TMS#: 3010000048 & 688

Acres: 15.92

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

 new BP approval tracking

City Project ID #: 140513-West AshleyCir-1

City Project ID Name: TRC_SP:WestAshleyCircleShoppingCenter

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB, BZA-SD

Owner: LONG TERM HOLDINGS, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: ABIGAIL

arichardson@seamonwhiteside.com

RICHARDSON

Misc notes: Construction plans for a new shopping center with food store and retail stores (82,625 square feet).

RESULTS: Revise and resubmit to TRC.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.